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WARRANTY DEED

TRANSFER  
TAX  
PAID

**JAMES AND MARY MERRICK**, of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to **ROBERT GRENIER**, of Waterville, County of Kennebec, with Warranty Covenants, a certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, Kennebec County, State of Maine being bounded and described as follows; to wit:

**010954**

Beginning at an inch and a half iron pipe found in the ground along the northwesterly bound of Drummond Ave at the northeast corner of land now of formerly of Spring Brook Ice and Fuel Company (reference deed Book 671 Page 380);

Thence, along the assumed northwesterly bound of Spring Brook Ice and Fuel Company N 59° 13' 17" W a distance of 158.87 feet to a 1-inch iron bolt and nut.

Thence, along the assumed northwesterly bound of Spring Brook Ice and Fuel Company N 26° 37' 45" W a distance of 70.11 feet to a 1-inch iron bolt and nut.

Thence, along the assumed northwesterly bound of Spring Brook Ice and Fuel Company N 86° 55' 36" W a distance of 361.00 feet to a yellow plastic capped 5/8 inch iron rebar found, scribed John Pickett P.L.S. #351.

Thence, along the assumed northwesterly bound of Spring Brook Ice and Fuel Company N 62° 51' 36" W a distance of 327.00 feet to a yellow plastic capped 5/8 inch iron rebar found, scribed John Pickett P.L.S. #351.

Thence, along the assumed northwesterly bound of Spring Brook Ice and Fuel Company N 87° 07' 36" W a distance of 134.40 feet to a yellow plastic capped 5/8 inch iron rebar found, scribed John Pickett P.L.S. #351.

Thence, along land to be retained by the Grantor, N 38° 41' 36" E a distance of 319.33 feet to a capped iron rebar set in the ground.

Thence, continuing along land to be retained by the Grantor, N 18° 06' 50" E a distance of 349.61 feet to a capped iron rebar set in the ground on the apparent Waterville and Fairfield Town Line said capped iron rebar is also on the Kennebec and Somerset County line.

Thence, along the assumed Town and County line and land retained by Merrick, S 60° 00' 00" E a distance of 258.00 feet to a yellow plastic capped 5/8 inch iron rebar found scribed John Pickett P.L.S. #351 on the approximate Town and County Line.

Thence, along land to be retained by Merrick, S 01° 00' 20" W a distance of 291.80 feet to a 5/8 inch iron rebar with a yellow plastic cap scribed John Pickett P.L.S. #351, S 60° 16' 03" E a distance of 567.91 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett P.L.S. #351 and S 31° 14' 55" E a distance of 148.52 feet to a 5/8 inch iron rebar with a yellow plastic cap scribed John Pickett P.L.S. #351 found in the ground on the northwesterly bound of Drummond Ave and the southeasterly corner of land retained by Merrick.

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

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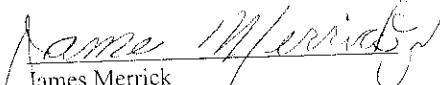

Thence, along the northwesterly bound of Drummond Ave., S 63° 30' 49" W a distance of 160.00 feet to the Point-of-Beginning. Area of the described parcel is 8.00 acres.

Excepting and reserving from the above-described parcel are flowage rights as described in the deed to Spring Brook Ice and Fuel Co. (Book 671 Page 380).

Also excepting and reserving from the above-described parcel is an easement for a cellar drain from the house of the Grantor to the north and across the above described parcel of land. Said easement is shown on a survey plan entitled "Boundary Survey for Mary F. and James F. Merrick Jr." as prepared by Pickett Land Survey Inc. of Waterville, Maine dated February 5, 2002. Said plan is on file at Pickett Land Survey Inc. All capped iron rebar set in the ground are 5/8 inches in diameter and have a red plastic cap scribed James E. Moore P.L.S. #2281 Bearings have been rotated to an observed magnetic north 2000.

Meaning and intending to convey a portion of the premises conveyed from Dorothy Merrick to James Merrick and Mary Merrick by deed dated February 1, 1982, and recorded in the Kennebec County Registry of Deeds in Book 2450, Page 262.

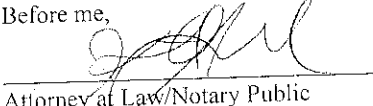
WITNESS our hands and seals this 11 day of April, 2002.

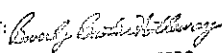
  
James Merrick  
  
Mary Merrick

April 11, 2002

STATE OF MAINE  
KENNEBEC, SS

Then personally appeared the above named James Merrick and Mary Merrick and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
  
Attorney at Law/Notary Public  
J. Scott Ladd, Notary Public  
State of Maine  
My Commission Expires 10/09/2003

RECEIVED KENNEBEC  
2002 APR 12 AM 11:27  
ATTEST:   
REGISTER OF DEEDS

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417